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Austins Hill Boroughbridge Road, Brafferton, York, YO61 2QB

Offers Over £650,000

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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Reception: 3 Tenure: Freehold

Summary

**** Best and offers by Wednesday 19th June at 5pm**** A very rare opportunity to purchase this really fabulous property. Coming to the market for the first time in over 40 years this much loved and cherished family home is a real gem, one not to be missed. Austins Hill sits in a very private and secluded plot, with expansive gardens of just over 1.2 acres which surround the property and offers charming period features with an abundance of potential, boasting three generous reception rooms, a fitted kitchen with utility area, pantry, ground floor shower room and WC, four bright and spacious bedrooms, house bathroom, two garages, three separate store rooms, cellar, all providing a tranquil retreat from the hustle and bustle of city life.

As you step inside, you are greeted by a bright spacious hallway which leads to three elegant reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, all offering views over the property's grounds. The kitchen is fitted with an array of units with an AGA taking centre stage, with a useful utility area and adjacent pantry, while the ground floor shower room and WC adds convenience to everyday living.

On the first floor is an open landing which leads to four double bedrooms, three with wash hand basins and one with separate shower area, house bathroom and WC.

With parking for multiple vehicles, two garages, and additional storage outbuildings, this home offers ample space for all your storage needs. The potential of this property is truly endless - imagine the possibilities of extending or converting the loft area, creating a bespoke living space tailored to your preferences (subject to permissions).

Ideally located within a short drive to Boroughbridge, Thirsk and Easingwold for your everyday needs and the A1(M)/A19 for those needing to commute to Leeds, York, Harrogate and beyond. The villages of Brafferton/Helpierby are on your doorstep with an abundance of good schooling nearby for all ages.

Features

- PERIOD DETACHED FAMILY HOME WITH FANTASTIC POTENTIAL
- NESTLED IN ITS OWN SURROUNDING GROUNDS OF 1.2 ACRES
- PRIVATE AND SECLUDED POSITION
- FOUR DOUBLE BEDROOMS AND HOUSE BATHROOM
- THREE RECEPTION ROOMS, FITTED KITCHEN AND PANTRY
- GROUND FLOOR WC, SHOWER ROOM AND UTILITY
- TWO GARAGES AND STORE ROOMS/WORKSHOP, CELLAR
- A SELECTION OF FRUIT TREES AND GREENHOUSE
- EASY ACCESS TO A1(M), A19, BOROUGHBRIDGE, YORK, LEEDS AND HARROGATE